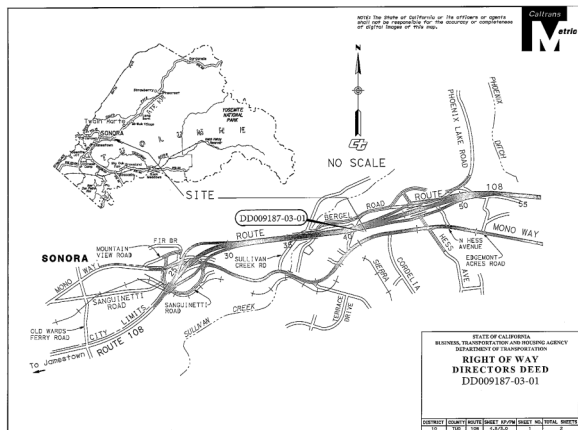


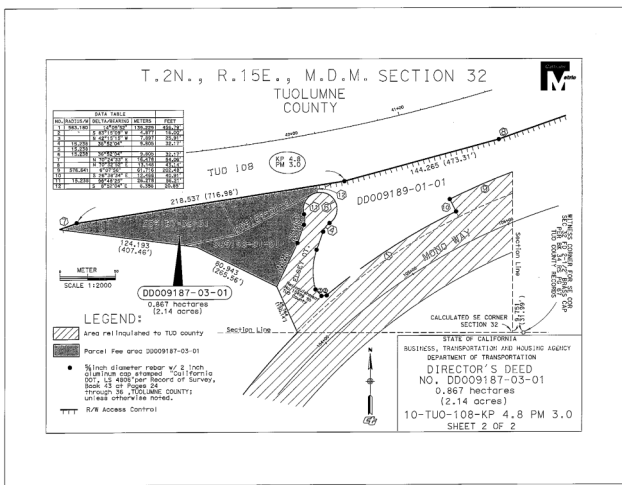
PROPERTY LOCATION

DD 9187-03-01

Area Map



Parcel Map



This sale of property is exempt from CEQA. The environmental determination by the State of California Department of Transportation for the sale of this property does not mean that the buyer may not have to obtain subsequent environmental clearance or prepare an environmental document as required by any local agency. Buyer should be aware that if buyer seeks some form of approval or permit for development subsequent to buyer's purchase of this excess property, the local agency might require an environmental document, and/or environmental analysis before giving its approval or permit.

The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for possible encumbrances on this property. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

The real property which is the subject of this sale is not currently zoned. Zoning for surrounding area is C-O (Neighborhood Commercial).

Real Estate Taxes: This property is not assessed for taxes while vested in the State. However, it will be assessed upon transfer to private ownership.

REGISTRATION: Check identification required at registration. All potential bidders must show certified funds of \$1,000 in order to register for the auction. The cashier's check or money order is made out to: *California Department of Transportation*. (We do not accept cash or personal checks.)

BID REGISTRATION DEPOSIT: Only the successful bidder will provide a deposit of \$1,000, who then has **five (5) calendar days** from the date of auction to make due the balance of the purchase deposit of 5% of the sales price.

District 10 Excess Land Sales
Department of Transportation
(209) 948-3892

www.dot.ca.gov/property

CALIFORNIA DEPARTMENT OF TRANSPORTATION

PUBLIC AUCTION



Vacant Commercial Site

2.14 Acres



Caltrans Mission: Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability.

Caltrans Vision: A performance-driven, transparent, and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation, and teamwork.

www.dot.ca.gov/property

OPEN AUCTION AUCTION INFORMATION

MINIMUM BID
\$115,000

AUCTION DATE & LOCATION

January 16, 2018
Sonora Opera Hall
250 S. Washington St.
Sonora, CA 95370

TIME

Registration: 12:30 PM
Auction: 1:30 PM
(Identification required to enter)

REGISTRATION DEPOSIT

\$1,000 Cashier's Check
(See explanation on other side)

FOR QUESTIONS PLEASE CONTACT

Charles T. McKinney
Right of Way Agent

District 10 Excess Land Sales
(209) 948-7962

PROPERTY DETAILS

TYPE

Vacant Commercial Site
Located on the West side of Elsey Ct.
Adjacent to Burger King in Sonora, CA.
2.14 Acres

ZONING

Parcel is not currently zoned. The
surrounding areas are zoned C-O
Neighborhood Commercial

**Prospective buyers are advised to
check with Tuolumne County
Planning Department to verify the
potential uses.**

UTILITIES

**Prospective buyers are advised to
check with Tuolumne Utility District
and Pacific Gas and Electric to verify
the availability of all utility services**

Sold in "As-Is" Condition

PHOTOS

